

REVIEW

1. Do you have 10,000 square feet per animal?
2. Do you have healthy space and 100 feet of separation from a regulated structure?

If your answer is yes to either of these questions, proceed to Step 5. If you cannot meet these requirements, then you cannot keep large animals.

Step 5: Additional Requirements

If you are in the right zone, not on a vacant residential lot, meet or exceed lot size or separation requirements, then you are almost there. However, there are still a few other codes that you need to consider:

- Barbed wire fences are only allowed on the top of a six-foot fence (Chapter 23, Section 23-2). Therefore, you cannot use barbed wire for your fence.
- All approved fences must observe the property setback (not be in the City ROW or extend into a front yard and must be behind the front building line or meet the requirements of Appendix A, Chapter 5, Article 3, Section 5.305.)
- All structures, sheds, barns and shelters must be permitted and approved by the Fort Worth Development Department.
- No nuisance conditions can exist (excessive accumulation of droppings, foul odors, flies, etc. – Chapter 6, Article I, Section 6-8).
- Animal droppings cannot be dumped into or allowed to be carried into a waterway (creeks, lakes, rivers, etc. – Texas Water Code, Section 7.145.)
- Animals must be provided with adequate shelter (shelter must be permitted and approved by the Development Department), food, water and other health-related items (Chapter 6, Section 6-65).

REVIEW

You can keep large animals on your property if:

- You do not have barbed wire placed improperly
- Your fence is not in a setback
- All structures have a permit and have been approved by the Development Department

- Animal droppings are removed weekly, or as required, to prevent nuisance odors, insects, etc.

Summary:

We hope you have found this brochure helpful. When in doubt, give Code Compliance a call at 817-392-1234. If you cannot meet, or exceed, these standards, then you should be aware of the following section. While it is our preference that you voluntarily comply, the penalties for non-compliance are stiff.

Penalties for violating the rules:

- Issuance of a municipal court citation for each day a violation is allowed to exist. Maximum fine is up to \$2,000 per day.
- City may file District Court action to have the animals removed (costs to be assessed to the property and/or animal owners).



Code Compliance
715 Texas Street
Fort Worth, TX 76102
817-392-1234

Large Animals

A Step-by-Step

Guide

for *Roping* in

all Those

Regulations



Introduction:

Do you want to keep horses, cows and/or other large animals (Fort Worth Ordinance: Appendix B, Article II, Division 3, Section 11A-21) on your private property? Under certain circumstances, this is allowed, provided that you follow all the rules.

The Fort Worth Code of Ordinances — more specifically, the Nuisance and Zoning Ordinances — explain when and how large animals can be kept on private property. The following information is provided as an outline. If you have any questions, call the Fort Worth Code Compliance Department at 817-392-1234. You can also obtain a copy of ordinances online at <http://www.municode.com/services/mcsgateway.asp>.

Step 1: Zoning Requirements – Am I in the Right Zone?

The raising of livestock is permitted as a legal use in the “AG” Agricultural District only (Appendix A, Chapter 4, Article II, Section 4.200). However, the code does permit large animals in:

- 1. Residential zones (Districts “A” thru “D”, “R-1” and “R-2”) or
- 2. As part of a legal non-conforming residence in a zoning district that’s not residential provided that they are:
 - Kept for the personal use of the residents (people that reside at the property where the large animals are kept),
 - Fenced properly and do not create a nuisance
 - Not associated with any business activity such as farming, stables, etc.

Find out your property’s zoning designation on the Web at http://www.fortworthgov.org/development/land_mgmt/zoning_types.asp. To view a zoning map, visit <http://maps.fortworthgov.org/Zoning> or call the Fort Worth Development Department at 817-392-2222.

REVIEW

- 1. Are you in the right zone?
 - 2. Are these your personal animals being kept on the same property where you reside?
 - 3. Are these animals *not* associated with business activity?
- If you answered yes to all three questions, proceed to Step 2. If you answered no to any question, then you **cannot** keep large animals on your property.



◀ *All buildings must meet minimum building standards and were built with a building permit.*



Large animals cannot be kept on vacant residential lots. ▶



◀ *No outside storage or keeping of junk.*



▲ *Animal waste must be cleaned up frequently and properly removed from the property.*



▲ *Barbed wire is prohibited except on top of a six-foot security fence.*

Step 2: Can I keep large animals on a vacant lot?

Whether or not you can keep animals on a vacant lot depends on the zoning of the lot. If the vacant lot is not in an agricultural zone (AG), the answer is no. Fact is, vacant lots in residential zones cannot be used until they are either improved with a dwelling unit or the vacant lot is officially replatted and joined with an adjacent lot with a dwelling unit.

REVIEW

Are you keeping large animals on a vacant lot in a residential zone? If you answered no, then you can proceed to Step 3. If you answered yes, then you are in violation of the city’s ordinance.

Step 3: What about pre-existing use of vacant lots in residential zones?

For the most part, there is not a pre-existing/non-conforming exception for the keeping of large animals on vacant lots. This includes buildings, barns, sheds, shelters and other structures (Appendix A, Chapter 4, Article 6, Section 4.603). So, Step 2 guidelines apply. However, if you believe that your situation could be an exception, call Code Compliance at 817-392-1234.

REVIEW

- 1. If you are not keeping large animals on a vacant lot, proceed to Step 4.
- 2. If you **are** keeping large animals on a vacant lot, and Code Compliance has verified that you are legal non-conforming, proceed to Step 4. Otherwise, you cannot keep large animals.

Step 4: Lot Size Requirements — Is my lot the right size?

If you are keeping large animals, you must have at least 10,000 square feet of land per animal. This measurement cannot include areas occupied by buildings or land outside where the animal is penned. Or, you must have an area of sufficient size for the health of the animal **and** that area must be at least 100 feet from a regulated structure, such as a residence, church, hospital or nursing home (Appendix B, Article II, Division 3, Section 11A-21).